



SURPLUS LAND PARCEL INFORMATION SHEET

Pin	8523
Project	S-0173(16)25
Parcel	84:TQ
Tax ID	21-18-208-010

Auction Date: **November 16, 2017**

ADDRESS	5415 South 4235 West, Kearns
Minimum Bid	\$160,000.00
Deposit (10%)	\$16,000.00 (Subject to change due to actual sale amount at time of auction)
COUNTY	Salt Lake
SQ. FT.	12.300
ACRES	0.282

GENERAL INFORMATION

ALL CLOSING COSTS ARE DUE FROM THE PREVAILING BIDDER AT THE TIME OF THE AUCTION		
CLOSING COSTS	Engineering Document Preparation	\$1,500.00
	Appraisal Costs:	\$1,800.00
	Administrative Fee	\$250.00
	Sales Processing Costs	\$500.00
	TOTAL CLOSING COSTS	\$4,050.00

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	Section	18	Township	2S	Range	1W	Meridian	S.L.B. & M
Legal Description	Beginning at a point in the easterly boundary line of said entire tract 140.00 feet S.00°05'30"W. along the section line and 1,466.85 feet N.89°54'30"W. and 20.00 feet S.00°05'30"W. and 25.02 feet S.00°05'30"W. from the Northeast Corner of said Section 18, said point is also approximately 30.00 feet perpendicularly distant westerly from the control line of 4220 West Street of said project opposite engineer station 2+09.98; and running thence S.00°05'30"W. 79.98 feet along the westerly right of way line of the existing 4220 West Street to the southeast corner of said entire tract; thence N.89°54'30"W. 125.00 feet along said southerly boundary line; thence N.00°05'30"E. 99.98 feet to the southerly right of way line of 5400 South Street; thence along said southerly right of way line the following two (2) courses and distances; thence (1) S.89°54'30"E. 104.99 feet; thence (2) S.44°54'57"E. 28.29 feet to the point of beginning. The above described part of an entire tract of land contains 12,300 square feet or 0.282 acre in area, more or less.							
Access	The property does not have access from SR-173 (5400 South). Access is from 2865 West.							
Reservations of Sale	<ol style="list-style-type: none"> Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity. Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land. Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands. The above described tract of land is granted without access to or from the adjoining SR-173 (5415 South Street) over and across the northerly boundary line of said tract. The Grantor reserves rights to use the abutting state property for highway purpose sand excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property. 							
Disclosures	<ol style="list-style-type: none"> The First Right of Refusal on the property has been waived by the previous owner. This parcel was the former Holiday Oil #2 site which continues to be covered by the Utah Petroleum Storage Tank (PST) Fund which covers most costs associated with site investigation, monitoring, and remediation. This coverage can be transferred to any party who purchases the site. Interested parties may contact Mr. J.D. Keetley, the Utah DEER Project Manager for the site at (801) 536-4130, or Mr. John Menatti, the Utah DERR PST Fund Section Manager at (801) 536-4159, for additional information regarding the status of the site or to arrange to have PST Fund coverage transferred to them as the "Claimant" upon sale of the parcel. <p>A letter from Wasatch Environmental dated May 15, 2013 regarding the status of the Former Holiday Oil #2 site has also been included in this packet.</p> <p>Parcel specific questions regarding the property can be directed to Brad Daley, Surplus Land Program Manager at (801) 965-4282 or bdaley@utah.gov</p>							

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Project	<u>S-0173(16)25</u>
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Affecting Tax ID No	<u>21-18-208-010</u>

For Additional Information Contact	Deryl Davis Surplus Land Coordinator Office: 801-965-4701 Cell: 385-222-6664 ddavis@utah.gov	Brad Daley Surplus Land Program Manager Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov	Shirleen Hancock ROW Deputy Director Property Management Office: 801-965-4438 Cell: 801-633-4723 shirleenhancock@utah.gov

Mr. Jason Henley
Utah Department of Transportation
Right of Way Design Program Manager
4501 South 2700 West, Box 148420
Salt Lake City, Utah 84120-8420

May 15, 2013
Project No. 1581-030F

SUBJECT: Status of the Former Holiday Oil #2
4235 West 5414 South
Kearns, Utah
UST Facility No. 4000378
Release Site EKBB

Mr. Henley,

The former Holiday Oil #2 underground storage tank (UST) site had a total of three USTs (two 12,000-gallon gasoline USTs and one 2,000-gallon gasoline UST), subsurface product piping, and a dispenser system. The 2,000-gallon gasoline UST was removed in 1997 and a release from that UST was discovered and reported at that time. Soil contamination at the time the release was discovered exceeded Utah Risk-Based Corrective Action (RBCA) Tier 1 screening levels. Groundwater at the site occurs at a depth of approximately 75 feet and is not believed to have been impacted by the release. Soil was remediated by over excavation to a depth of approximately 18 feet, bioventing, and later by SVE. The SVE system was shut-off in 2010 at the request of the Utah Division of Environmental Response and Remediation (DERR).

In April 2012 the gas station was closed and the UST system was removed. No new releases were identified during UST closure. The site was cleared of all improvements to accommodate road widening within the Utah Department of Transportation (UDOT) Right of Way.

In June 2012 Wasatch Environmental, Inc., (Wasatch) performed subsurface investigation work with the objective of evaluating the current conditions of the soils at the site, determining if the SVE system could be removed from the site, and if the site would qualify for administrative closure. Soil samples were collected from four boring locations coinciding with four previous soil borings on the property and analyzed for petroleum hydrocarbon constituents. The results of the subsurface investigation including field screening, field observations, and laboratory analytical results indicate that soil at the former Holiday Oil #2 property continues to exhibit petroleum hydrocarbon impacts above Utah Initial Screening Levels (ISLs) and RBCA Tier 1 screening levels beneath the area excavated during the 1997 UST removal, from a depth of 24 feet to 35 feet below ground surface (bgs).

On March 22, 2013, Wasatch supervised the completion of eight additional soil borings on the former Holiday Oil #2 property using direct-push drilling technology. The soil borings were advanced to depths ranging from 37.5 feet to 40 feet bgs. The results of the subsurface investigation effort thus far indicate that soil at the former Holiday Oil #2 property exhibits petroleum hydrocarbon impacts above ISLs and RBCA Tier 1 screening levels throughout much of the western portion of the site. Petroleum hydrocarbon impacts appear to begin at a depth of approximately 21 feet bgs and appear to extend to a maximum depth of approximately 40 feet bgs. Thus, the vertical extent of the petroleum hydrocarbon impacts appears to be fairly well defined.

On May 9 and 10, 2013, Wasatch disassembled and removed the above ground equipment for the SVE system, abandoned the SVE wells, and removed the system piping.

As contamination at the site consists of gasoline impacts to soil, there is some potential risk of vapor intrusion into structures erected over the impacted portion of the site. If the site is to be developed with structures the risk of vapor intrusion can be mitigated by:

1. not building a basement, and
2. installing a vapor barrier (i.e., Stego Wrap, Geo-Seal, or Liquid Boot), and/or
3. installing a passive or active subslab ventilation system.

As the depth of impacted soil is from 21 to 40 feet bgs, the contamination should not pose significant risks to site construction workers. If, however, strong petroleum hydrocarbon odors are noted during construction activities, work should be halted until site conditions have been evaluated by an environmental professional.

The former Holiday Oil #2 site continues to be covered by Utah Petroleum Storage Tank (PST) Fund which will cover most costs associated with site investigation, monitoring, and remediation. This coverage may be transferred to any party who purchases the site. Interested parties may contact Mr. J.D. Keetley, the Utah DERR Project Manager for the site at (801) 536-4130, or Mr. John Menatti, the Utah DERR PST Fund Section Manager at (801) 536-4150, for additional information regarding the status of the site or to arrange to have PST Fund coverage transferred to them as the "claimant."

Should you have any questions, please do not hesitate to contact us.

Sincerely,

WASATCH ENVIRONMENTAL, INC.



Michael S. Cronin, P.G.
Utah Certified UST Consultant

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

Salt Lake County

Parcel No. 0173:084:TQ

Project No.S-0173(16)5

PIN: 8523

Affecting Tax No. 21-18-208-010

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____,

County of _____, State of _____, Zip _____, for the sum of Ten (\$10.00), Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, T. 2 S., R. 1 W., S.L.B. & M.
The boundaries of said tract of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract 140.00 feet S.00°05'30"W. along the section line and 1,466.85 feet N.89°54'30"W. and 20.00 feet S.00°05'30"W. and 25.02 feet S.00°05'30"W. from the Northeast Corner of said Section 18, said point is also approximately 30.00 feet perpendicularly distant westerly from the control line of 4220 West Street of said project opposite engineer station 2+09.98; and running thence S.00°05'30"W. 79.98 feet along the westerly right of way line of the existing 4220 West Street to the southeast corner of said entire tract; thence N.89°54'30"W. 125.00 feet along said southerly boundary line; thence N.00°05'30"E. 99.98 feet to the southerly right of way line of 5400 South Street; thence along said southerly right of way line the following two (2) courses and distances; thence (1) S.89°54'30"E. 104.99 feet; thence (2) S.44°54'57"E. 28.29 feet to the point of beginning. The above described part of an entire tract of land contains 12,300 square feet or 0.282 acre in area, more or less.

Continued on Page 2
UDOT RW-05UD (12-01-03)

(Note: Rotate all bearings in the above description 00°18'00" clockwise to obtain highway bearings.)

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

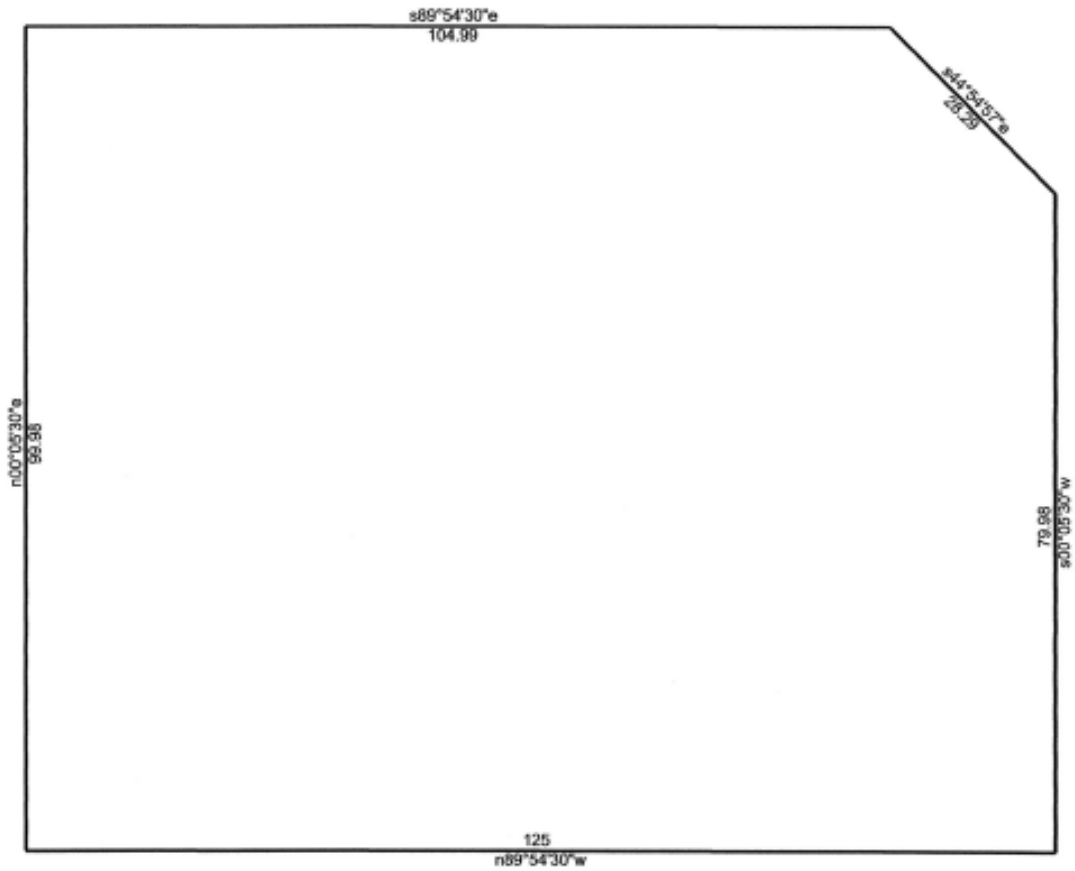
The above described tract of land is granted without access to or from the adjoining SR-173 (5415 South Street) over and across the northerly boundary line of said tract.

The Grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE) By _____
Director of Right of Way

WITNESS my hand and official stamp
the date in this certificate first above written.

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8523_0173(16)5_084_TQ

8/15/2013

Scale: 1 inch= 20 feet

File: 8523_0173(16)5_084_TQ.ndp

Tract 1: 0.2823 Acres (12297 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/120839), Perimeter=438 ft.

01 s00.0530w 79.98
02 n89.5430w 125
03 n00.0530e 99.98
04 s89.5430e 104.99
05 s44.5457e 28.29

